

STATE OF MISSISSIPPI

Connie and Ronnie Cochran

COUNTY OF DESOTO

SNE 0000151930

8/03/07 9:46:39

BK 565 PG 423

DESOTO COUNTY, MS

W.E. DAVIS, CH CLERK

SUBSTITUTED TRUSTEES DEED

WHEREAS, on April 26, 2001, Connie Cochran and Ronnie Cochran, wife and husband, executed a Deed of Trust to G. Tommy Bastian, Trustee for the benefit of BOMAC Mortgage Holdings, L P, which Deed of Trust is filed for record in Book 1325 at Page 425 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by instrument dated May 15, 2007 and recorded in Book 2,733 at Page 215 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust appointed and substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated May 15, 2007, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2,733 at Page 218 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust to foreclose under the terms of said Deed of Trust, I did on July 26, 2007, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front door of the County Courthouse of DeSoto County, Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 8, Section A, Ivy Trails Subdivision, Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26, in the Register's Office in DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Shapiro

GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
601-981-9299
S&M #07-0005

GRANTEE'S ADDRESS:

Christiana Bank & Trust Company
C/o SN Servicing Corporation
323 Fifth Street
Eureka, CA 95501
800-603-0836

PREPARED BY:

J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299

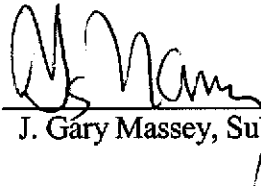
INDEX: LOT 8, SECTION A, IVY TRAILS SUBDIVISION, S30, T1S, R6W, DESOTO
CO., MS

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DESOTO COUNTY TIMES, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on June 28, July 5, 12 and 19, 2007, (a certified copy of which is attached hereto), and a notice identical to the published notice was posted on the bulletin board at the East Front door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust bid for said property in the amount of \$180,000.00, which being the highest and best bid, the same was then and there struck off to Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

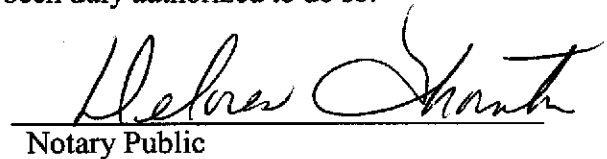
WITNESS MY SIGNATURE, on July 26, 2007.



J. Gary Massey, Substituted Trustee

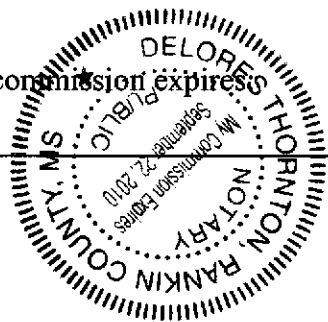
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on July 26, 2007, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on April 28, 2001, Corrie Cochran and Florio Cochran, wife and husband executed a certain deed of trust to G. Tommy Bastien, Trustee for the benefit of BOMAC Mortgage Holdings, L.P. which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 1325 at Page 425; and

WHEREAS, said Deed of Trust was subsequently assigned to Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by instrument dated May 15, 2007 and recorded in Book 2,733 at Page 215 of the aforesaid Chancery Clerk's office; and

WHEREAS, Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust has heretofore substituted J. Gary Massey as Trustee by instrument dated May 15, 2007 and recorded in the aforesaid Chancery Clerk's Office in Book 2,733 at Page 215; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on July 26, 2007 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 8, Section A, by Trills Subdivision, Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26, in the Register's Office in DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 22nd day of June, 2007.

J. Gary Massey
SUBSTITUTED TRUSTEE
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-8299
7375 English Ivy West
Olive Branch, MS 38654
97-0005.com

Publication Dates:
June 22, July 5, 12 and 19, 2007

Volume No. 112 on the 28 day of June, 2007

Volume No. 112 on the 5 day of July, 2007

Volume No. 112 on the 12 day of July, 2007

Volume No. 112 on the 19 day of July, 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 19 day of July, 2007

By Juday H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 444 words @ .12 \$ 53.28

B. 3 subsequent insertions of 1332 words @ .10 \$ 133.20

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 189.48

tree - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, DC 20224

BK 565 P6 427

SMALL BUSINESS / SELF-EMPLOYED DIVISION

Date: July 23, 2007

Area Number: 8

SHAPIRO & MASSEY, LLP
Attorneys At Law
1910 Lakeland Drive, Suite B
Jackson, Mississippi 39216

Dear Sir:

This is to acknowledge receipt of your correspondence dated **June 22, 2007** regarding **Connie and Ronnie Cochran (414-84-8999)**. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If the property is sold for more than the total due on the foreclosing instrument, any *excess proceeds* are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

If you have any questions, please contact E. Bender, badge number 72-01021, at telephone number 504-558-3352, fax at 504-558-3490, or write to 1555 Poydras St., Suite 220 - Stop 65, New Orleans, LA 70112-3747. Thank you for your cooperation.

Sincerely,

Wallace B. Schneidau
Technical Services Group Manager

Enclosure

Gerald M. Shapiro
Admitted in Illinois &
Florida only
David S. Kreisman
Admitted in Illinois only
J. Gary "Pete" Massey
Admitted in Mississippi
only
Eric C. Miller
Admitted in Mississippi
only

SM

SHAPIRO & MASSEY, LLP

ATTORNEYS AT LAW

June 22, 2007

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

ATTN: Foreclosures, Stop 65
Technical Services (Advisory)
Internal Revenue Service
1555 Poydras St., Suite 220, Stop 65
New Orleans, LA 70112-3747

Internal Revenue Service
SBSE-Technical Services
Gulf States - Advisory

JUN 25 2007

Technical Territory Area 5 Coll
New Orleans, LA

RE: Federal Tax Lien
State of Mississippi

Gentlemen:

- A. The Internal Revenue District which originated the Notice of Federal Tax Lien is Nashville, TN.
- B. The serial number as shown on the notice is 211131905.
- C. The name of the taxpayer as shown on the notice is Connie and Ronnie Cochran.
- D. The residence of the taxpayer on the notice is 7375 English Ivy W. Olive Branch, MS 38654-7185.
- E. The date of the notice is January 26, 2005.
- F. The notice is recorded in Book 13, Page 482.
- G. The description of the property is as follows:

Property Address: 7375 English Ivy West, Olive Branch, MS 38654

Lot 8, Section A, Ivy Trails Subdivision, Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26, in the Register's Office in DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

H. The property is scheduled to sell for cash to the highest and best bidder on the July 26, 2007 between the hours of 11:00 A.M. and 4:00 P.M. at the front door of the DeSoto County Courthouse located at 2535 Highway 51 South, Hernando, Mississippi.

I. The total indebtedness secured by the deed of trust on the property includes the present outstanding balance on the loan, including interest through July 26, 2007, and is in the amount of \$188,364.00 plus legal expenses and costs of sale in the approximate amount of \$900.00.

You are hereby notified under provisions of Section 7425, Internal Revenue Code of 1954, as amended, that our client, Christina Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, is the holder and owner of a first deed of trust on the above described property, which deed of trust was executed, delivered and recorded to secure a promissory note of the original mortgagors, Connie Cochran and Ronnie Cochran, wife and husband, therein in the original principal sum of \$152,900.00; and that such deed of trust and note are in default. This notice is served on you in accordance with the terms of Section 7425, Internal Revenue Code of 1954, as amended, not less than 25 days prior to sale.


Sincerely,


J. Gary Massey

Enclosure

**THIS NOTICE IS CONSIDERED ADEQUATE
IN ACCORDANCE WITH IRC 7425(C)**

Signature: _____


Manager, Technical Services, Area 5
SBSE, Advisory, New Orleans, LA

Form 668 (Y)(c)
(Rev. February 2004)

1872

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:

WAGE & INVESTMENT AREA #3
Lien Unit Phone: (800) 829-7650

Serial Number

211131905

For Optional Use by Recording Office

2/07/05 8:12:44
BK 13 PG 482
DESOTO COUNTY, MS
W-E. DAVIS, CH CLERK

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer RONNIE L & CONNIE J COCHRAN

Residence

7375 ENGLISH IVY W
OLIVE BRANCH, MS 38654-7185

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	414-84-8999	05/28/2001	06/27/2011	
1040	12/31/2001	414-84-8999	08/05/2002	09/04/2012	612.72
1040	12/31/2002	414-84-8999	05/26/2003	06/25/2013	1691.85
1040	12/31/2003	414-84-8999	07/05/2004	08/04/2014	1239.77
					3853.54

Place of Filing

CHANCERY CLERK, 2535 HWY. 51 SOUTH
DESOTO COUNTY
HERNANDO, MS 38632

Total \$ 7397.88

This notice was prepared and signed at NASHVILLE, TN, on this,

the 26th day of January, 2005

Signature

for E RAVENAL

Title
ACS
(800) 829-7650

13-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-468, 1971-2 C.B. 408)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 80028X